

# OFFICE

OFFICE SPACE FOR LEASE - 8,921 SQ. FT.  
1075 TRI STATE PARKWAY GURNEE, ILLINOIS



**Available:** 8,921 Sq. Ft.

**Building Size:** 43,224 Sq. Ft.

**Description:** Single story office building with extensive window line

**Parking:** 6 per 1,000 Sq. Ft.

**Year Built:** 2001

**Utilities:** Individually Metered

**Tenant Improvements:** Existing finished space

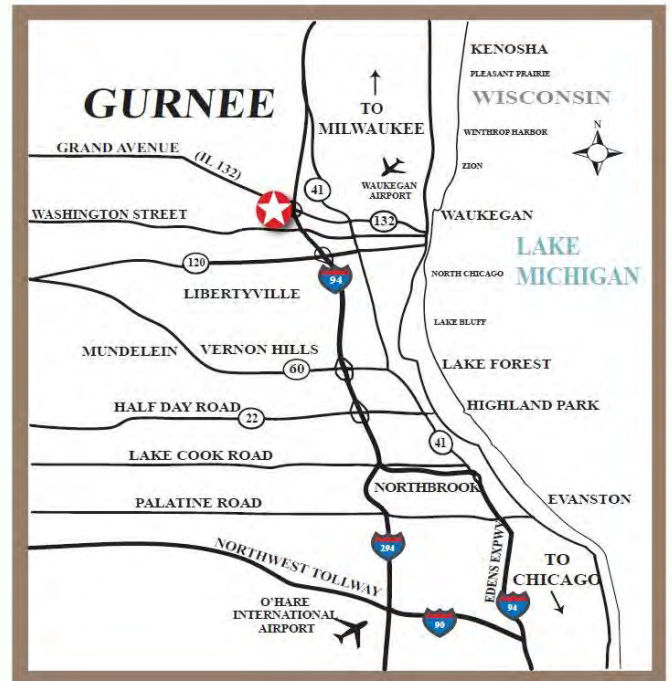
**Special Features:** Fully furnished office suite

**Lease Price:** \$12.00 per Sq. Ft. Net

**Real Estate Taxes:** \$2.91 per Sq. Ft. (2023 Actual)

**Operating Expenses:** \$2.00 per Sq. Ft. (2024 Budget)

**Remarks:** Corner unit with private entrance and exterior sign opportunity. Great for call center space, corporate office or community/non-profit organizations. Furnishings included. 10 private offices, conference room, lunch/ break room, fiber optics and LED lighting. Prime location at I-94 (Tri State Tollway) and Route 132 (Grand Ave) within Grand Tri State Business Park. Minutes to hotels, banks, PACE bus routes, day care and restaurants.



Above information is subject to verification and no liability for errors or omissions is assumed. Prices subject to change and listing may be withdrawn without notice.

TRI STATE REALTY  
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**Contact: Robert Elbrecht**

**847.360.1375 sales@tristaterealty.com**

**P.O. Box 7860 Gurnee, Illinois**

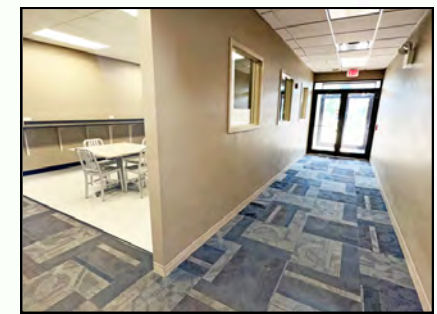
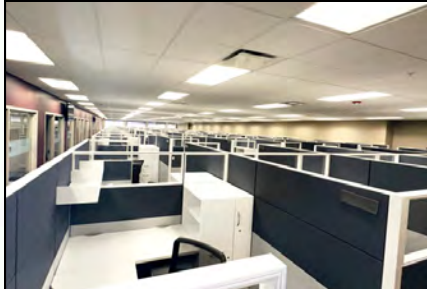
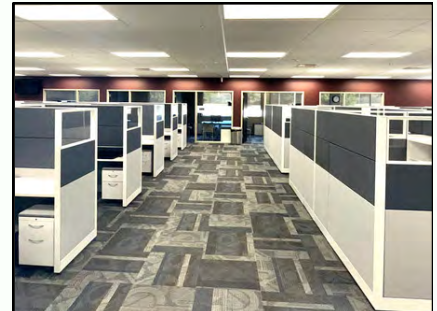
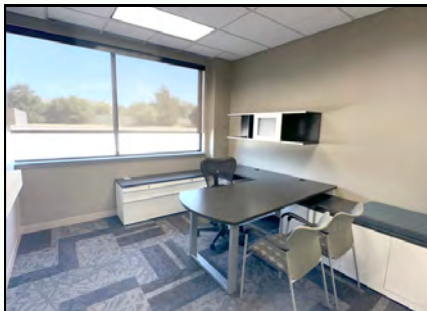
Commercial & Industrial Real Estate

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# OFFICE

INTERIOR PHOTOS  
1075 TRI STATE PARKWAY GURNEE, IL



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**FOR LEASE - OFFICE SPACE**  
**Grand Tri State Corporate Centre**  
**1075 Tri State Parkway Gurnee, Illinois**

<b>Available:</b>	8,921 Sq. Ft.
<b>Building Size:</b>	43,224 Sq. Ft.
<b>Description:</b>	Single story office building with extensive window line
<b>Parking:</b>	6 per 1,000 Sq. Ft.
<b>Year Built:</b>	2001
<b>Utilities:</b>	Individually Metered
<b>Tenant Improvements:</b>	Existing finished space
<b>Special Features:</b>	Fully furnished office suite
<b>Lease Price:</b>	\$12.00 per Sq. Ft. Net
<b>Real Estate Taxes:</b>	\$2.91 per Sq. Ft. (2023 Actual)
<b>Operating Expenses:</b>	\$2.00 per Sq. Ft. (2024 Budget)
<b>Remarks:</b>	Corner unit with private entrance and exterior sign opportunity. Great for call center space, corporate office or community/non-profit organizations. Furnishings included. 10 private offices, conference room, lunch/break room, fiber optics and LED lighting. Prime location at I-94 (Tri State Tollway) and Route 132 (Grand Ave) within Grand Tri State Business Park. Minutes to hotels, banks, PACE bus routes, day care and restaurants.

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# Office/Furniture Floor Plan 1075 Tri State Parkway Gurnee, Illinois



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